

## Memorandum



Date: June 28, 2012

To: Tempe Mayor and Members of Council  
CC: Charlie Meyer, City Manager  
Jeff Kulaga, Assistant City Manager  
Lisa Collins, Interim Community Development Manager  
Larry Schmalz, Community Development  
From: Kate Hanley, Tempe Community Council  
Jayson Matthews, Tempe Community Council  
Through: Shelley Hearn, Community Relations Manager  
RE: Shared Living Properties, Renovation and Reuse

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At the June 28, 2012 Issue Review Session, staff from Tempe Community Council and Community Development will present highlights of work to date and recommendations for the Shared Living Program. Staff has been working through Councilman Corey Woods', Housing and Human Services Committee and is bringing the work forward for direction on how to proceed.

### Shared Living History:

The City of Tempe established The Shared Living Village for the Elderly in 1989. At the time, national dialogue and attention was focused on people living longer and the need for affordable housing for seniors. The "shared living" concept was a new innovative model identified as a way to retain health, socialization skills and offer affordable living. A partnership was formed between the City of Tempe providing land, Maricopa County providing construction funding and Tempe Community Council for program development. Five houses were designed and built with the needs of seniors in mind, enabling residents to live with peers, age in place and enjoy independent living in affordable settings.

### Shared Living Program Today:

The program currently uses four houses with the capacity to serve five residents per house. Note: the remaining house is leased to Foundation for Senior Living (FSL) for their adult head injured program. To be eligible, a potential resident must be 55+ years of age, a resident of Maricopa County, have the ability and willingness to participate in household activities, be low income and be evaluated by a nursing consultant to confirm the ability to live independently. Potential residents are interviewed by prospective house mates and receive a comprehensive screening to determine independence. There is a sliding program fee beginning at a minimum of \$325 per month to a maximum of \$625 per month. Program fee includes: rent, utilities, food, phone, cable, weekly house meetings and transportation for grocery shopping. Residents typically leave program due to declining health and/or inability to contribute to household activities.

In the past number of years, the program budget for Shared Living was reduced and Tempe Community Council (TCC) subcontracted with Foundation for Senior Living to provide quality on-site program management and better promote the program to new residents. While TCC's and FSL's new marketing efforts were successful (averaging 2-3 tours a month to prospective residents), they did not generate enough new residents to fully utilize the program resources. In the summer of 2011, additional budget reductions were made and houses were identified as needing significant renovation after 20 years of use. At the beginning of the fiscal year (July 1) the census dropped to eight residents in two houses, leaving two houses unoccupied.

### Evaluating the Shared Living Program & Determining Alternative Reuse:

To assist in determining how the Shared Living could continue to be a successful program, business, attract new residents and meet the budgetary needs for

renovation, TCC convened a Study Group comprised of current and past TCC Board Members, current and past elected officials, City of Tempe, FSL, and TCC Staff. The Study Group met a total of four times: September 27, October 11, October 25, and November 22. The group learned about the history of Shared Living, received evaluations on the current program model, reviewed new programs offering services to seniors, reviewed literature on the needs and interests of aging seniors. The committee developed a list of recommendations that were considered using evaluation criteria that were respectful of the current and prospective Shared Living facility as well as the neighborhood. The group evaluated the current program and determined that the current model is not sustainable due to:

- A change in demand from low income seniors
- A change in supply in affordable housing stock in Tempe and Maricopa County
- A higher fee structure would make the program unattainable for many low income seniors
- A change in program services would make the program less attractive in comparison to similar programs

At the November 22 meeting, the Study Group refined its recommendations to include which population/s could be served in the event of a reuse of the Shared Living properties. The populations identified were:

- Veterans In Transition
- Persons with Serious Mental Illness
- Senior, Low-Income
- Families, Affordable Housing

The Study Group recommendations were accepted by the TCC Board of Director's at their December 7, 2011 meeting.

TCC Staff researched the viability of these recommendations by looking at successful program models that incorporated the building's layout and design.

#### Community Feedback on New Use Concept:

With the help of the City of Tempe Neighborhood Office, a community meeting was held on April 23, 2012 at 6 PM to present a recommendation for a reuse of the Shared Living houses to become affordable housing for large/multi-generational families. In addition, FSL presented a concept of moving their Young Adult Program for Individuals with Brain Trauma across the street to be closer to the Tempe Adult Day Care Center.

Postcard invitations were mailed to the entire Victory Acres Neighborhood, resulting in eight residents attending the April 23 meeting (including three residents of the Shared Living program). There was general support from the attendees for the "Families, Affordable Housing" concept. A postcard, summarizing the April 23 meeting and inviting them to the May 8 2012 Housing and Social Service Committee, was mailed to the Victory Acres Neighborhood and one comment was received. Following the May 8, committee meeting, another summary postcard was mailed to the Victory Acres and Escalante Neighborhoods, that informed them of the June 14, 2012 IRS presentation.

#### Potential Changes to Foundation for Senior Living's (FSL):

At the April 23, 2012 community meeting, FSL presented a concept of moving their Young Adult Program for Individuals with Brain Trauma across the street to be closer to the Tempe Adult Day Care Center and to potentially expand their services to one of the existing Shared Living homes (dependent on funding). There was general support from the attendees for the FSL relocation and potential expansion.

#### Community Development Activities in the Victory Acres Neighborhood:

Also at the April 23, 2012 community meeting, COT Development Services, Principal Planner, Larry Schmalz, presented information on efforts underway in the Victory Acres Neighborhood designed to increase the inventory of affordable housing in the neighborhood. The Affordable Housing option is the one most consistent with other City of Tempe efforts in the Victory Acres neighborhood.

#### Commitment to Remaining Shared Living Residents:

It is important to note that TCC staff has fully communicated with the remaining Shared Living residents of the potential future changes to the program. We are committed to serving the current residents through June 30, 2013. TCC and FSL are willing to work with each resident to successfully transition to new and secure housing.

#### Staff Recommendation:

Staff recommends that Mayor and Council direct City and Tempe Community Council to move forward with the recommendation to transition the Shared Living properties into affordable housing for multi-generational families beginning in FY 2013/2014 and to explore the possibility of Foundation for Senior Living (FSL) to move and/or expand services. If Mayor and Council approve, staff will prepare a transition plan and represent at a future IRS and/or Formal Council meeting for consideration and approval.